Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1c Wilson Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,020,000 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/15 Kireep Rd BALWYN 3103	$1,999,000	22/11/2022
2	1/29 Bentley St SURREY HILLS 3127	$1,750,000	15/08/2022
3	1/1 Webster St CAMBERWELL 3124	$1,650,000	29/11/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/02/2023 09:06

1c Wilson Street, Surrey Hills Vic 3127



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median Unit Price
December quarter 2022: $1,020,000

Comparable Properties

1/15 Kireep Rd BALWYN 3103 (VG)

4 - -

Price: $1,999,000
Method: Sale
Date: 22/11/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/29 Bentley St SURREY HILLS 3127 (VG)

4 - -

Price: $1,750,000
Method: Sale
Date: 15/08/2022
Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments

1/1 Webster St CAMBERWELL 3124 (VG)

3 - -

Price: $1,650,000
Method: Sale
Date: 29/11/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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